

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
LAND DEVELOPMENT SERVICES
SUMMARY OF SITE FEES

As found in the Code of the County of Fairfax Chapter 2, 101 and 104 and Chapter 112, Article 17 of the Zoning Ordinance

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
<u>PLATS (County Code Chapter 101-2-9)</u>	
Preliminary Subdivision Plat (PL)	Less than 10 lots - \$3,300 + \$62 per lot or division of land (including outlots and parcels). (21 copies) 10 Lots or More - \$5,370 + \$62 per lot or division of land (including outlots and parcels). (21 copies)
Preliminary Plat Resubmissions and Revisions (PL Resubmissions and PLV)	25% of the original preliminary plat fee
Preliminary Plat Redates/Reapprovals (PLR)	\$670 upon submission only during the validity period of the original preliminary plat (Engineer copy & ESRD copy)
Final Subdivision Plat/Record Plat (RP)	\$575 + \$29 per lot or division of land (including outlots and parcels). (Mylar and 5 Paper Copies) To be paid upon initial submission.
Final Subdivision Plat/Record Plat Resubmission	\$290 per resubmission (Mylar and 5 Paper Copies)
Final Subdivision Plat/Record Plat Redates (RPR)	\$500 upon submission for reapproval of previously approved Final Subdivision/Record plat that has expired. (Mylar and 5 Paper Copies)
Final Subdivision Plat/Record Plat Redates Resubmission	\$290 upon submission for reapproval of previously approved Final Subdivision/Record plat that has expired. (Mylar and 5 Paper Copies)
Easement Plats (EP)	\$340 per submission (3 Paper Copies)
<u>CONSTRUCTION PLANS</u> <u>(County Code (CC) Ch 101-2-9 and</u> <u>Zoning Ordinance (ZO) Article 17-109)</u>	<u>1. BASE FEE</u>
Subdivision, Site and Public Improvement Plans	Subdivision Plans (SD) with less than 10 lots \$8,250 Subdivision Plans (SD) with 10 lots or more \$11,130 Site Plans (SP) \$9,210 + \$4,230 per disturbed hectare (2.5 acres) or any fraction thereof greater than 1st hectare, with a maximum base fee of \$46,040 Site Plans with Public Improvements only, including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline and/or road construction pursuant to Chapter 2 of The Code: \$3,320 + \$3.75 per meter (3.3 feet), or fraction thereof, of each improvement <u>2. FEES IN ADDITION TO BASE FEES</u> Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit and/or variance application associated with proposed construction, with a maximum cumulative fee of \$3,270: Sites subject to Rezoning: \$1,920 Sites subject to Special Exception: \$1,350 Sites subject to Special Permit: \$1,350 Sites subject to Variance: \$1,000

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
<u>Chesapeake Bay Preservation Ordinance Exceptions, Exemptions and Waivers</u>	SEE ATTACHED WAIVER MATRIX
<u>Grading Plans</u>	
Grading Plans (INF) Non-Bonded	\$1,590 per lot (1st submissions) (9 copies)
Grading Plans Revisions/Resubmissions (INF)	\$640 per lot (9 copies)
Bonded Grading Plans (SDGP and SPGP)	\$1,000 for first lot and \$830 each additional lot (1 st submissions) submitted within the same plan set. (9 copies)
Bonded Grading Plans Revisions/Resubmissions (SDGP and SPGP)	\$340 for first lot and \$174 each additional lot (2 nd submissions) submitted within the same plan set. (9 copies)
Rough Grading Plans (RGP)	\$770 per division of land or disturbed 0.5 hectare (1.25 acres) whichever is greater, not to exceed \$11,500 (8 copies)
Rough Grading Plans Resubmissions and Revisions (RGPV)	25% of the original fee of the associated RGP. (8 copies)
<u>Studies and Reports</u>	
Debris Landfill Design Plans (LF)	\$1,055 + \$174 per hectare (2.5 acres) per submission
Debris Landfill Permit	A semi-annual fee of \$2,310 will be charged for each such permit
Tree Removal Permits	\$174 per submission/permit
Floodplain Studies (FP)	\$7.20 per meter (3.3 feet) of baseline + \$480 per road crossing and per dam, not to exceed a total fee of \$8,830 per submission (4 copies)
Drainage Studies (DS) (non-floodplain watersheds)	\$1,540 per submission (2 copies)
<u>Soil Reports</u>	
Soil Reports (SR) Non-Bonded (INF)	\$1,730 per lot, not to exceed \$3,450 (2 copies)
Soil Reports (SR) Bonded Site Or Subdivision	\$2,690 first submission (2 copies)
Soil Reports Resubmissions/Revisions (Non-bonded, Bonded Site and Subdivision)	\$880 per resubmission (2 copies)
<u>Parking Studies</u>	
Parking Studies (PKS)	(5 copies)
Request for Change in Use	\$770 per submission
Parking redesignation plan	\$770 per submission
Administrative parking reduction for churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education.	\$770 per submission
Parking Reductions when such required spaces are:	
Under 125 spaces	\$2,210
125 to 250 spaces	\$3,840
251 to 499 spaces	\$6,140
500 spaces or more	\$12,860

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
<p><u>Miscellaneous Plans/Studies/Reports</u></p> <p>Recycling Study (RS)</p> <p>Photometric Plan (PMP)</p> <p>Sports Illumination Plan (SIP)</p> <p>Environmental Site Assessment Plan (ESA)</p> <p>ESA Resubmissions/Revisions (ESAV)</p> <p>Lot Validation (LV)</p> <p><u>Water Quality Studies (WQ)</u></p> <p>Studies submitted under Chapter 104</p> <p>Studies submitted under CC Chapter 101 or ZO Article 17</p> <p>Resource Protection Area Plan (RPA)</p> <p><u>Bonds and Agreements Fees</u></p> <p>Agreement Package Processing Fee</p> <p>Agreement Extension</p> <p>Replacement Agreement</p> <p>Reduction Security Agreement</p> <p><u>CASE REVIEW OF FEES</u></p>	
	<p>\$0</p> <p>\$695 Zoning Ordinance Article 14 Part 9</p> <p>\$695 Zoning Ordinance Article 14 Part 9</p> <p>\$2,500 1st submission</p> <p>\$880 per resubmission/revision</p> <p>\$348 per lot</p> <p>\$340 per submission (2 copies)</p> <p>\$1,300 per submission (2 copies)</p> <p>\$340 for projects with 50 meters (165 feet) or less of baseline. (2 copies)</p> <p>\$340 for projects with greater than 50 meters (165 feet) of baseline + \$2.50 per meter (3.3 feet) of baseline in excess of 50 meters. (2 copies)</p> <p>In the event that a Resource Protection Area and Resource Management Area Boundary Delineation and a Water Quality Impact Assessment are submitted simultaneously, the higher fee shall serve as the fee for both.</p> <p>\$1,935 per agreement package with a Security value greater than \$10,000 \$265 per agreement package with a Security value of \$10,000 or less</p> <p>\$775 per request for extension</p> <p>\$1,380 per request for a replacement agreement</p> <p>\$1,315 per request for a reduction in security in support of an agreement</p> <p>In the event that an agreement extension and an agreement security reduction are submitted simultaneously, only one fee shall be required and such fee shall be the fee for the agreement security reduction.</p> <p>In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payer disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.</p>